

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Monday, August 19, 2019
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **July 15, 2019**
[July 15, 2019](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

6, 9, 20

CONSENT - ITEMS FOR DEFERRAL

3, 10, 12, 22

CONSENT - ITEMS FOR APPROVAL

4, 5, 7, 11, 13, 14, 16, 19, 21, 23

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-10-19 1000-1100 UND Ben Hur Road**
To amend the Comprehensive Land Use Plan from Office to Compact Neighborhood on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in market conditions
Related to PUD-2-00
[Application](#) [Staff Report](#)

3. **CONSENT FOR DEFERRAL PUD-2-00 Creekside Cottages, Burbank University Final Development Plan**
 Proposed single family medium density residential lots on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
Related to PA-10-19

Deferred to September 16 by the Planning Director
[Application](#)
4. **CONSENT FOR APPROVAL Case 44-19 9162, 9174, 9186 Jefferson Highway**
 To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on the property located on the south side of Jefferson Highway, to the west of Fleet Drive and east of Chelsea Drive, on Lots 130, 131, and 132 of Westminster Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
5. **CONSENT FOR APPROVAL Case 50-19 General Airport (GA)**
 To revise the Official Zoning District Map to designate the boundary for General Airport (GA) to include airport properties located to the north of Harding Boulevard, to the east and west of Veterans Memorial Boulevard, to the south of Blount Road, and to the east and west of Plank Road. Sections 87, 89, 90, 91, 92, 93, 94 & 97, T6S, R1E, & Sections 46, 47, 48, 69, 72, 76 & 77, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Staff Report](#)
6. **CONSENT FOR WITHDRAWAL Case 51-19 15336 and 15356 Old Hammond Highway**
 To rezone from Rural to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Old Hammond Highway, to the west of Shady Glen Drive, and east of Boreas Drive, on a portion of Lots 4 and 5 of The Woodlands Subdivision. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
Withdrawn by the applicant on August 1, 2019
[Application](#)
7. **CONSENT FOR APPROVAL Case 52-19 3153 and 3191 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street, to the west of Beverly Drive, on a portion Lot 5-A, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)

8. **Case 53-19 12300-12400 UND Scotland-Zachary Hwy**
To rezone from General Residential (A4) and Heavy Commercial (C2) to Heavy Commercial (HC1) on the property located at the east side of Scotland Avenue, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
9. **CONSENT FOR WITHDRAWAL Case 54-19 1655 Sherwood Forest Boulevard**
To rezone from Single Family Residential (A1) to Rural on the property located to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. Section 18 & 38, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
Related to S-12-19

Withdrawn by the applicant on August 1, 2019
[Application](#)
10. **CONSENT FOR DEFERRAL S-12-19 Lakes at Legacy**
Proposed major low density single family residential subdivision to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. (Council District 4 - Wilson)
Related to Case 54-19

Deferred to September 16 by the Planning Director
[Application](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

11. **CONSENT FOR APPROVAL PUD-17-06 Phase 1, Part 3B Revision 2, The Preserve at Harveston Final Development Plan**
Revised building setback on property located east of Bluebonnet Boulevard and south of Highland Road, on the Remainder of Tract Y-5-A of the Longwood & Burtville Property. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
12. **CONSENT FOR DEFERRAL PUD-1-11 Phase 1, Part 1 Revision 6, Point Marie Final Development Plan**
Proposed revision to change Phase 1 boundaries, located southwest of Nicholson, north of River Road, and east of Ben Hur Road, on Lots H-1; H-2; G-1; P-1; F-1-A; G-1-A; P-M-1; CS-91-A-1; CS-1 through CS-27; CS-36 through 45; CS-50 through C-64; CS-70 through CS-88; CS-98; G-1 through G-15; MU-1 through MU-8; VC-1 through 36; VE-1 through VE-26; CS-65-A through CS-86-A; CS-89-A through CS-97-A of the Pointe Marie Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
Deferred to September 16 by the Planning Director
[Application](#)
13. **CONSENT FOR APPROVAL PUD-4-12 Zaxbys, The Greens at Millerville Final Development Plan**
Proposed addition and relocation of pylon signs, located west of Millerville Road and north of Interstate 12, on Parcel 6 of the Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

14. **CONSENT FOR APPROVAL PUD-6-13 Phase 1 Revision 1, The Lakes at Harveston Final Development Plan**
Proposed revision to building setbacks on property located east of Nicholson Drive (Highway 30) and south of Bluebonnet Boulevard, on Tract C-1-A of the Burtville Plantation property. Section 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
15. **CUP-3-19 Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd)**
Existing building to be used as a reception hall, on property located south side of South Harrell's Ferry Road, east of O'Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR APPROVAL S-6-19 Waters Edge at Lexington Estates**
Proposed major low density single family residential subdivision to the east of Brook Point Drive, south of Lexington Lakes Avenue, on a portion of Tract 1-A-1-A-1-B-1-A-1, and Tracts 1-A-1-A-1-B-1-A-2 and 1-A-1-A-1-B-1-B of the Lexington Estates Subdivision. (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
17. **S-9-19 University Cove**
Proposed major low density single family residential subdivision located northeast of the intersection of Loyola Drive and Druid Circle, on Lots 6-Q and Y-Z of the University Hills Subdivision (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
18. **S-10-19 Woodstock Park, Filing 1, Phase A & B, and Filing 2**
Proposed major low density single family residential subdivision to the east of Nicholson Drive and south of Lexington Lakes Avenue, on Tract 1-B of Woodstock Plantation (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
19. **CONSENT FOR APPROVAL S-5-16 Highland Cove**
Proposed major low density single family residential subdivision to the south of Highland Road and west of Bluebonnet Boulevard, on Tract 2-A of the Willis Chaney Tract and Tract C-3-E-1 of the Ernest L. Chaney Tract (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
20. **CONSENT FOR WITHDRAWAL SS-5-19 James P. Creaghan Tract**
Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Savannah Jane Lane, on Lot B-1, B-2, and B-3-A of the James P. Creaghan Tract. (Council District 9 - Hudson)
Withdrawn by the applicant on July 25, 2019
[Application](#)

21.

CONSENT FOR APPROVAL SS-6-19 Vincent Moran Property

Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Redman Lake Drive, on the Vincent H. Moran Lot, being a portion of the Richard D. Delamatyr, Sr. Property (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)
22.

CONSENT FOR DEFERRAL SS-7-19 Goodwood Estates (Flag Lot Subdivision)

Proposed low density single family residential subdivision to the south of Goodwood Avenue, and east of Keed Avenue, on Lot 10 of the Goodwood Estates Subdivision (Council District 11 - Watson)

Deferred to September 16 by Councilmember Watson

[Application](#)
23.

CONSENT FOR APPROVAL MP-1-19 Leo’s Mobile Home Park (4250 Blount Road)

Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
24.

INITIATE TEXT AMENDMENT ALTERNATIVE PARKING ARRANGEMENT, Section 17.4.5.A

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN